146.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	803,800 / 803,800
					USE VALUE:	803,800 / 803,800
					ASSESSED:	803,800 / 803,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAMES JENNIFER
Owner 2:	
Owner 3:	
Street 1:	14 ARLMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,250 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 2418 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5250.000	341,800		462,000	803,800
Total Card	0.121	341,800		462,000	803,800
Total Parcel	0.121	341,800		462,000	803,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.49 | /Parcel: 332.4

Legal Description

User Acct 96032

GIS Ref

GIS Ref

Insp Date 12/08/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 146.0-0003-0017.0

!11433!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,800	0	5,250.	462,000	803,800	803,800	Year End Roll	12/18/2019
2019	101	FV	276,600	0	5,250.	433,100	709,700	709,700	Year End Roll	1/3/2019
2018	101	FV	276,600	0	5,250.	358,100	634,700	634,700	Year End Roll	12/20/2017
2017	101	FV	276,600	0	5,250.	329,200	605,800	605,800	Year End Roll	1/3/2017
2016	101	FV	276,600	0	5,250.	300,300	576,900	576,900	Year End	1/4/2016
2015	101	FV	259,700	0	5,250.	294,500	554,200	554,200	Year End Roll	12/11/2014
2014	101	FV	259,700	0	5,250.	273,700	533,400	533,400	Year End Roll	12/16/2013
2013	101	FV	259,700	0	5,250.	260,500	520,200	520,200		12/13/2012

PRINT

Date	Time
12/11/20	01:36:19

LAST REV

Date	Time
01/14/09	11:21:33
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11433

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUTHERLAND PAUL	28583-428		5/15/1998		210,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2003	405	Addition	132,000	C		G6	GR FY06	18X24 REAR ADD

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2008	Meas/Inspect	336	PATRIOT
6/21/2005	Permit Visit	BR	B Rossignol
2/5/2000	Inspected	197	PATRIOT
11/22/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96032
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5250		Sq. Ft.	Site		0	80.	1.10	9									462,000						462,000	

Total AC/HA: 0.12052 | Total SF/SM: 5250 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 462,000 | Spl Credit | Total: 462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	1.6	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	11.44	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.14031053
Const Adj.:	0.98843086
Adj $ / SQ:	118.347
Other Features:	101648
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385956
Depreciation:	44153
Depreciated Total:	341803

COMMENTS

2 OF = 5 FIXTURES IN FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

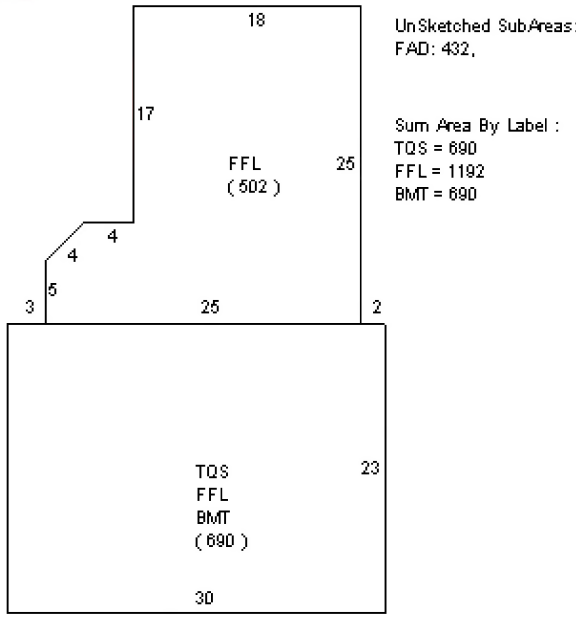
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



UnSketched SubAreas:
FAD: 432,

Sum Area By Label :
TQS = 690
FFL = 1192
BMT = 690

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,192	118.350	141,070
BMT	Basement	690	44.740	30,867
TQS	3/4 Story	518	118.350	61,245
FAD	Addition	432	118.350	51,126

Net Sketched Area:	2,832	Total:	284,308
Size Ad	2141.5	Gross Are	3004	FinArea	2418
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	118.35
Special Features:	0	Val/Su Net:	120.69
Final Total:	341800	Val/Su SzAd	159.61

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	